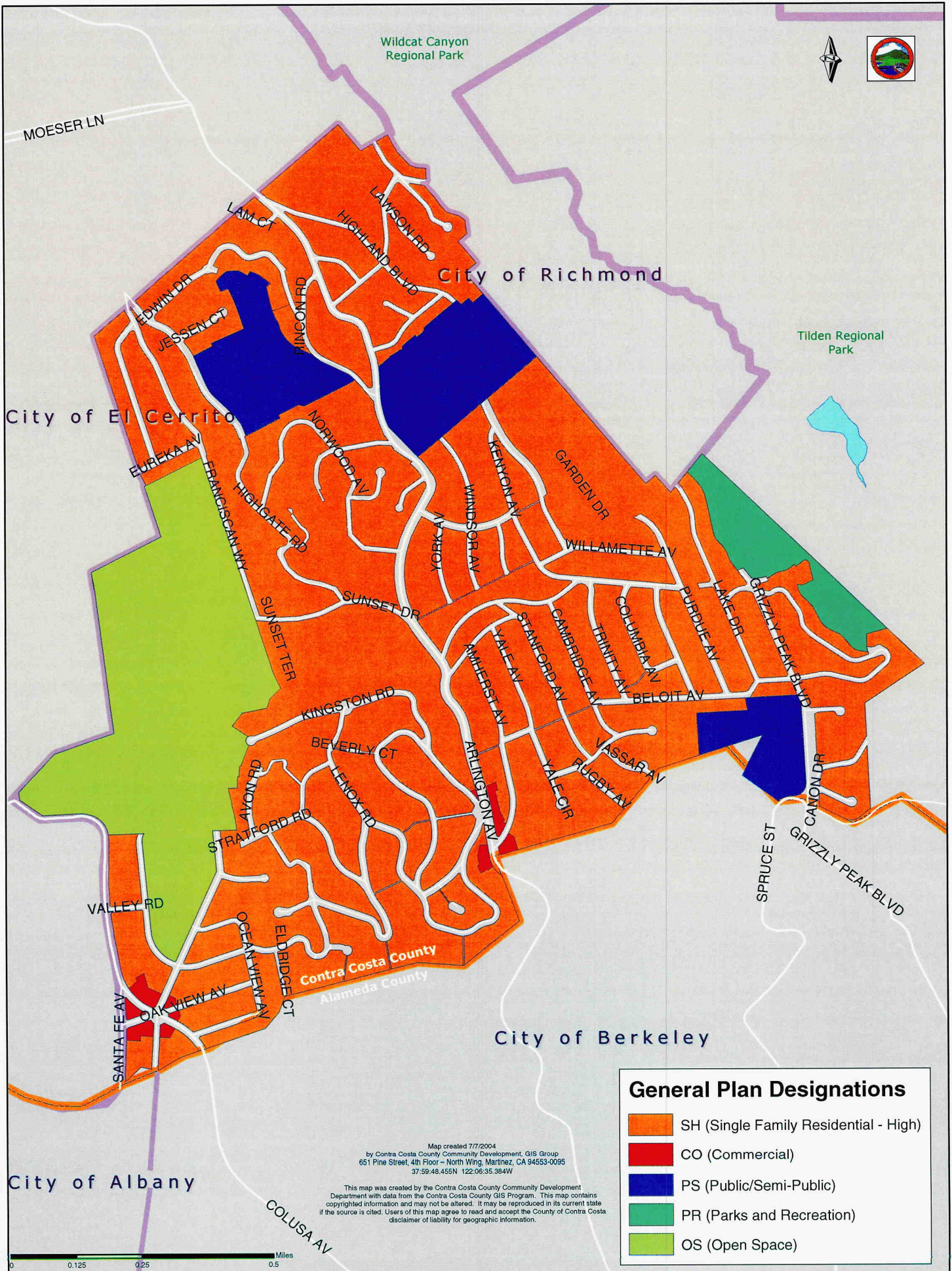
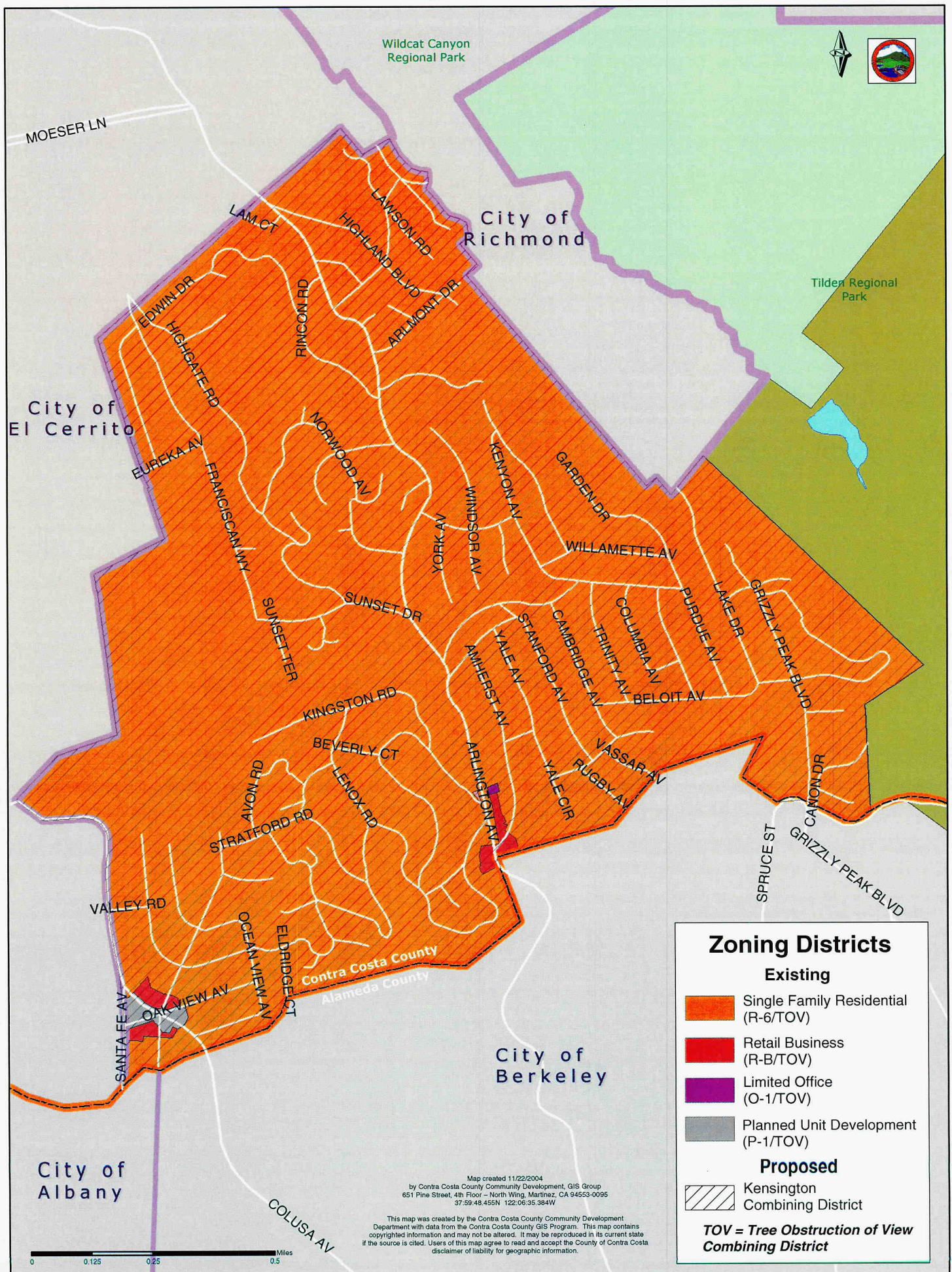


Kensington General Plan



Kensington Zoning



V. PROPOSED COMBINING DISTRICT

The existing County Code includes a “small lot review” process which applies to residentially zoned properties that have less than the required parcel size or average lot width of the respective zoning district (§82-10.002). Homeowners proposing an exterior residential modification on a substandard lot, file a “small lot review” application with the Community Development Department. The Department sends a notice describing the proposed building changes to those property owners within 300 feet of the property, allowing them a 10 day period in which to ask for a public hearing.

If the Department does not receive a request for a public hearing, then the plans, which have been previously reviewed to ensure that they otherwise comply with the zoning district standards, receive their zoning clearance. If a request for a public hearing is received, then the applicant must file for a development plan permit which requires the submittal of large scale plans and an additional \$500.00 deposit.

Approximately 54% of the 2309 parcels in Kensington are subject to the small lot review process based on parcel size alone. The proposed Kensington Combining District, by contrast, would apply to all residential development.

The proposed Combining District sets threshold standards which vary by lot size, and that are utilized to determine whether a public hearing is automatically required. If a proposed project considered along with the existing development on the site falls below the established thresholds, then the proposed project information is sent to the surrounding property owners. Similar to the existing “small lot review” process, a hearing is only then required if requested as a result of this notification. If the proposed project and the existing improvements on the property exceed the applicable threshold, then a public hearing is automatically required. The public notification period provides for a 34 day notice rather than the 10 days utilized for the “small lot review” process.

Thresholds that Trigger Public Hearings	
Range of Parcel Sizes in Square Feet	Gross Floor Area Threshold Standard Square Feet
2801-3000	1500
3001-3200	1600
3201-3400	1700
3401-3600	1800
3601-3800	1900
3801-4000	2000
4001-4200	2100
4201-4400	2200
4401-4600	2300
4601-4800	2400
4801-5000	2500
5001-5438	2600
5349-6000	2700
6001-7000	2800
7001-7396	2900
7397-7821	3000
7822-8279	3100
8280-8783	3200
8784-9346	3300
9347-10,000	3400
10,001-10,491	3500
10,492-11,016	3600
11,017-11,583	3700
11,584-12,206	3800
12,207-12,902	3900
12,903-13,708	4000
13,709-14,701	4100
14,702-16,153	4200
16,154-19,999	4300

As shown from the above chart, the floor area threshold is relatively lower for the larger parcels. For example, a 5000 square foot parcel would have a gross floor area threshold of 2500 square feet, which is 50% of the total parcel area, whereas a 10,000 square foot parcel would have a gross floor area threshold of 3400 square feet which is 34% of the total parcel size. The utilization in the formula of

increasing the end product to the next highest 100 square feet has greatly simplified the implementation of the ordinance since all parcels will fit into a set number of thresholds eliminating the need to calculate the threshold on an individual basis.

It is important to note the improvements that are included in the calculation of gross floor area since they differ from the standard calculation of square footage. Section 84-74.404 includes the following definition:

“Gross floor area” means the total horizontal area in square feet of each floor inclusive of the exterior walls of all buildings on a parcel, as measured at the exterior face of the enclosing wall. Gross floor area includes attached and detached primary and accessory buildings, interior courtyards, garages, and carports with roof covering. Gross floor area does not include the area in attics, crawl spaces, basements, and uncovered balconies, decks and patios.

The proposed ordinance includes definitions for interior courtyards, attics, crawl spaces, and basements (refer to Section 84-74.404). Since the “gross floor area” is based on measurements of existing improvements which the County would not have, the application requirements will include the filing of verification from an architect detailing the square footage based on the ordinance definitions. For example, existing improvements would include the area of an “interior courtyard” which, according to the definition, could be an outdoor space.

It is important to remember that the “gross floor area” threshold is simply used to determine whether a public hearing is automatically required or if, in the case of a project which falls below the threshold, a public hearing is required only if one is requested during the public notification period.

The charts on the following two pages (entitled: Gross Floor Area Threshold Standards) show the maximum buildable area for the range of parcel sizes.

When a project requires a public hearing, the proposed Kensington Combining District expands both the elements of the project to be reviewed, as well as sets the criteria to be considered. Whereas the existing “small lot review” process specifies that impacts to the neighborhood are to be considered, the proposed ordinance specifies that these neighborhood impacts are to be evaluated based on criteria including view protection, privacy in living areas, light and solar access, and maintaining residential noise levels. In reaching a decision on the project, the proposed ordinance requires the Zoning Administrator to balance the following factors;

- *recognizing the rights of property owners to improve the value and enjoyment of their property;*
- *minimizing impacts upon surrounding neighbors;*
- *protecting the value and enjoyment of the neighbors' property;*
- *maintaining the community's property values;*
- *maximizing the use of existing interior space, and*
- *promoting the general welfare, public health, and safety.*